

Town Clerk

PZC Regular Meeting Minutes 9-6-2012 1/7

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, September 6, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK
12 SEP 20 PM 3:48

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:00 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Harry Thomas and Dan Anderson.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for Victor Riscassi. Richard Dias to sit for William Roch.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer, Shaun Gately, Economic Development Coordinator.
- ◆ **Recording Secretary:** James Krupinski

2. Administrative Actions/Requests

2.1. Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- **Dan Anderson, seconded by Charles Bardes moved a motion to Adopt the Agenda as Amended through September 6, 2012. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- **Letter of Approval of Special Permits and modification of a site plan of development on property at #6 and #14 Hartford Turnpike.**
- **Correspondence regarding Chernack vs PZC and the positive ruling for the Town and dismissed appeals. (Read into the Record.)**

2.3. Acceptance of Minutes

- **Charles Bardes, seconded by Ron Scussel moved a motion to adopt the Regular Meeting minutes of August 2, 2012. Motion carried unanimously.**
- **Adoption of the Regular Meeting minutes of August 16, 2012 moved to September 20, 2012.**

3. Public Hearings

3.1. Application [PZ-2012-14] of Alfred Pedemonti for a Site Plan of Development/Special Permit to convert the Old Talcott Mill Building to 84 Residential Units at #47 Main Street (Assessor's ID: Map #02, Block #158, Lot/Parcel #00003)

- **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**

Public Notice

Town of Vernon

The Vernon Planning and Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, September 6, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-14] of Alfred Pedemonti for a Site Plan of Development/Special Permit to convert the Old Talcott Mill Building to 84 Residential Units at #47 Main Street (Assessor's ID: Map #02, Block #158, Lot/Parcel #00003)

This PZC application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- **Laura Knott-Twine, Project Manager for Vern LLC:**
 - ♦ **Alfred Pedemonti, Owner; Judy Schuller, PE Design Professionals Inc, South Windsor, CT; Ben Wheeler, Landscape Architect, Design Professionals Inc**
 - ♦ **Judy Schuller, PE:**
 - Existing Parcel is 7.1 acres;
 - West side gravel area and grassy area will be converted to new parking as part of the re-development of the site;
 - Proposing eighty-four (84) residential units and one (1) 960 sq/ft commercial space;
 - Two parking areas located adjacent to Main Street will be improved after development;
 - On-site water will be collected, cleaned and discharged on site;
 - Existing bridge on the Route 83 (west side) will be repaired and serve as a means to extend water service to the site and Main Street;
 - Existing well on site will be abandoned and capped;
 - ♦ **Ben Wheeler, Landscape Architect:**
 - Proposed landscaping will be designed to mimic the look from the 1880's;
 - Main West Entrance – patio area with low growing evergreen shrubs;
 - North West Entrance – patio area with low growing perennials;
 - Main Street Entrance – Administrative entrance-Minimal landscaping. Most of Main Street will be cleaned and planted to minimize maintenance.
 - Tankerhoosen River – River banks will be cleared and planted with native species; Most existing trees will remain along the river.
 - Dumpster – Trash will be collected and transported to the dumpster with arborvitae planting for screening.
 - Lighting – Grand Manor Fixtures- Hanover Lantern
 - Proposed fixture mimics the existing bell tower shape;
 - Cutoff fixture – IESA & Dark Sky Complaint;
 - 175 Watt metal halide light;
 - Mounted height at 20' on site;
 - Signage – none proposed currently for the site;
 - ♦ **Andy Krar, PE, Design Professionals Inc.:**
 - Reviewed Traffic Impact Study dated April 10, 2012;
 - Vernon Traffic Authority reviewed report;
 - Average daily vehicles – 20, 000/day;
 - Peak morning hours between 8:15 A.M. – 9:15 A.M.
 - No signalized intersection proposed for the site;
 - CT DOT will review traffic Study after encroachment permit is filed.
 - ♦ **Bill Krawski, Krawski Architects, Hartford, CT:**

- Proposing to remove central area in the building to create courtyard area for natural lighting to ground floor units;
- Three unit styles/sizes – not cookie-cutter style units due to building layout;
- Trash will be collected, compressed and removed from the building by staff to proposed dumpster;
- All roofing, siding will be replace and existing brick will be restored;
- Presented Color design renderings of completed restoration of the Mill;
- Existing Boiler Room will be restored.
- ◆ Charles Bardes questioned access from parking areas to the main building.
- ◆ Laura Knott-Twine indicated that there would be assigned parking for each unit.
- ◆ Judy Schuller indicated that spaces were added to allow for unloading closer to the building.
- ◆ Staff Input
 - Leonard Tundermann, Town Planner:
 - Traffic Authority reviewed on July 12, 2012;
 - Design Review Commission reviewed August 6, 2012;
 - Inland Wetlands Commission reviewed re-designation and Wetland Permit for Stormwater discharge into the river after cleaning;
 - Reviewed Application Review Memorandum dated August 30, 2012;
 - Suggested the commission waive the sidewalk requirement;
 - Bridge repair will assist in bringing water to the site for potable and fire apparatus and access for Emergency Equipment.
 - Local Historic Properties Commission approved a Certificate of Appropriateness.
 - Terry McCarthy, Town Engineer:
 - Drainage –Route 83 parking area may require additional catch basins for proper drainage of surface water;
 - Main Street driveway – water collection will be addressed by Ms. Schuller;
 - Building has been removed by FEMA from the Flood Plain;
 - Chester Morgan questioned the Town Tax Abatement Schedule.
 - Shaun Gatley, Economic Development Coordinator:
 - Reviewed development incentive to assist with reduction in tax assessment increase.
- ◆ Five (5) minute recess at 8:20 P.M.
- ◆ Meeting reconvened at 8:29 P.M.
- ◆ Public Input Mail – None
- ◆ Public Input:
 - John Talcott, 48 Main Street, Talcottville:
 - Happy to see the re-development happening on the site.
 - Thomas Joyce Jr.,
 - Supports the redevelopment of the site.
- ◆ Additional Staff Input – None
- ◆ Public Hearing was closed at 8:37 P.M.
- ◆ Charles Bardes, seconded by Harry Thomas Moved a Motion to Approve, as amended herein, Application [PZ-2012-14] of Alfred Pedemonti/Vern, LLC for

approval of a special permit and a site plan of development for property at #47 Main Street: (Draft Motion-Attachment A)

- ◆ **Ron Scussel, seconded by Harry Thomas moved a Motion to Amend the Draft Motion to Waive the requirement for sidewalks. Amendment carried unanimously.**
- ◆ **Main Motion, As Amended – Motion carried unanimously.**

4. New Business.

4.1. Receipt of Applications:

4.1.1. Application [PZ-2012-17] of The Stop & Shop Supermarket company, LLC for a Site Plan of Development & Special Permit for the construction of a Fuel Facility at #793 Talcottville Road (Assessor's ID: Map # 07, Block #0002, Lot/Parcel #00079)

- **Dan Anderson, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on October 4, 2012. Motion carried unanimously.**

4.1.2. Application [PZ-2012-18] of the Olender Family Limited Patnership for a Site Plan of Development & Special Permit for the construction a 8900 sq ft addition at 704 Talcottville Road (Assessor's ID: Map # 07, Block #0025, Lot/Parcel #00014)

- ◆ **Charles Bardes, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on October 4, 2012. Motion carried unanimously.**

5. Other Business

5.1. Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment/Adoption of Agenda” at the beginning of the meeting.

6. Adjournment.

- ◆ **Francis Kaplan, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously**
- ◆ **Meeting Adjourned at 8:54 P.M.**

James Krupinski
Recording Secretary

Attachment

DRAFT MOTION

PZ-2012-14

**Approval of Special Permits and Site Plan of Development
Alfred Pedemonti/Vern, LLC**

MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application [PZ-2012-14] of Alfred Pedemonti/Vern, LLC for approval of a special permit and a site plan of development for property at #47 Main Street (Assessor ID: Map #02, Block #0158, Lot/Parcel #00003).

This approval is granted in accordance with the plans submitted, as revised, and such revisions to said plans as may be required by this approval.

In addition to the plans, this approval is granted in accordance with an application dated July 18, 2012, a public hearing opened on September 6, 2012, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:

1. Storm Drainage Report, Old Talcott Mill, 47 Main Street, Vernon, Connecticut; Prepared by Design Professionals, Inc., 425 Sullivan Avenue, South Windsor, CT 06074, July 23, 2012;
2. Traffic Impact Report, Old Talcott Mill, 47 Main Street, Vernon, Connecticut; Prepared by Design Professionals, Inc., 425 Sullivan Avenue, South Windsor, CT 06074, April 10, 2012;
3. Application Review Comments submitted by Harry Dan Boyko, Building Official, 7/27/2012; Eugene Orłowski, Sr., R.S., North Central District Health Department, 7/31/2012; Ray Walker, Fire Marshal, 8/1/2012 and 9/6/2012; and James Kenny, Police Chief, 8/2/2012 with draft minutes of the 7/12/2012 meeting of the Vernon Traffic Authority;
4. Certificate of Appropriateness issued by the Local Historic Properties Commission 5/10/2012;
5. Memorandum to the Planning and Zoning Commission dated August 7, 2012, from Shaun Gately, Economic Development Coordinator, relaying the review by the Design Review Advisory Commission.
6. Memorandum to the Planning and Zoning Commission dated August 30, 2012, from Leonard K. Tundermann, Town Planner;
7. Letter to Alfred Pedemonti/Vern, LLC from the Vernon Inland Wetlands Commission indicating approval of wetlands redesignation and of a wetlands permit for drainage and site improvements at #47 Main Street.

This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 3.26 for adaptive reuse, section 14 governing site plans, section 17.3 governing special permits, and sections 20.4.2.20 and 20.6.1 governing aquifer protection.

This approval is effective the later of [date to be determined] 2012, or UPON THE RECORDING OF THIS APPROVAL LETTER AND CERTIFICATE OF SPECIAL PERMIT WITH THE TOWN CLERK. A signed copy of this letter should also be returned to the Town Planner's office within fifteen (15) days of the effective date.

The Commission hereby approves the special permits and site plan of development subject to the following conditions, modifications, restrictions, and safeguards:

1. The above-referenced plans, as modified by these conditions, shall be placed on two sets of Mylar bearing this approval letter, stamped "APPROVED," and signed by the Planning & Zoning Commission (PZC). Said plans shall be filed by the applicant with the Town Planner and Town Clerk by [date to be determined], 2012, which is within 90 days of the effective date;
2. The applicant/developer shall execute and submit a Hold Harmless Agreement in compliance with the Town of Vernon approved form;
3. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sedimentation Control in the amount of \$ _____. The Erosion and Sedimentation Control financial guarantee must be submitted prior to the start of any site work. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for site improvements that will be conveyed to or controlled by the Town of Vernon if such site improvements are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
4. All staff concerns regarding drainage and other site matters shall be addressed and documented by way of plan revisions;
5. Building Permits may be obtained only if stipulations # 1-4 are met;
6. All necessary approvals and permits shall be obtained from the Water Pollution Control Department (WPCD); the applicant shall determine the condition and capacity of the sewer main on the property to which sewage will be discharged and remediate any deficiencies as may be directed by the Director of the WPCD before a certificate of occupancy is issued;
7. Delivery of water supply and pressure for both domestic water service and fire suppression shall be established before a certificate of occupancy is issued;
8. Adequate means of access to the building by fire apparatus shall be designed to the satisfaction of the Vernon Fire Marshal and Vernon Fire Chief and established before a certificate of occupancy is issued;
9. Construction drawings shall be submitted to the Town Engineer prior to starting any site work;
10. No site preparation work may commence until the erosion and sedimentation control financial guarantee and hold harmless agreement have been posted and erosion and sedimentation control measures have been installed;
11. The applicant/developer shall be responsible for erosion and sedimentation (E&S) control in accordance with the approved plan; failure to adhere to the plans, or create any discharge of materials, shall be considered a violation; remedial action may include the calling of the E&S financial guarantee; no financial guarantee of E&S controls shall be released until any ESCP violations have been remediated;

12. Dumpsters shall be provided on-site during construction;
13. There shall be no on-site burial of building materials or debris, and a statement to this effect shall be submitted to the Town planner prior to the release of bonds;
14. Any streets, roads, sidewalks, and curbs are to be repaired or replaced, including damage due to construction activities, if required in the opinion of the Town Engineer per Commission Policy approved January 14, 1985, as amended June 1, 1998;
15. All work in connection with this site plan shall be completed within five years after the approval of the plan, or by September 5, 2017;
16. A complete improvement location survey (as-built) plan of the site development shall be submitted to the Town Planner for approval per Town Engineering Policy prior to release of any financial guarantees held by the Town of Vernon;
17. Any easements and agreements noted on the site plan of development shall be recorded prior to issuance of a Certificate of Occupancy;
18. [Other stipulations that may be imposed by the PZC.]